

**Central and Camelback Water Quality Assurance Revolving Fund (WQARF) Site  
Community Advisory Board Meeting**

Thursday, June 21, 2007

6:00 p.m.

Arizona Department of Environmental Quality, Room 145  
1110 W. Washington, Phoenix

**DRAFT MINUTES**

Ref: PIOU #08-21

CAB members present: Frank Connell, Pam Perry, Carm Moehle, Stan Watts, Esther Porter; John Kohl, and Lynn Morrow

CAB members absent: Peter Zorbas, Allene Pierce Avey, and Frank Mendola

ADEQ staff in attendance: Jennifer Edwards Thies, Project Manager; Wendy Flood, Community Involvement Coordinator; and Joey Pace, Hydrologist

Members of the public present: Rich Petrus, HydroGeo Chem

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The following matters were discussed, considered, or decided at the meeting:

**1. Call to Order and Introductions-**

Mr. Connell welcomed all attendees, and introductions were done for CAB members.

**2. Acceptance or Changes to March 26, 2007 meeting minutes –**

Ms. Pam Perry made a motion, and Mr. Stan Watts seconded to accept the minutes as written. The CAB voted to approve the minutes.

**3. Results of 1<sup>st</sup> Quarter Sampling Event, Drilling of Well CC-14 and Site Update –**

The presentation was handed out to all in attendance. A map was presented to the CAB showing the official boundaries to date and the boundaries of investigation. Access agreements were negotiated with the new owners for the groundwater treatment plant and the soil vapor extraction (SVE) system. Also negotiated was a remedial activity and environmental cooperation agreement that would have limited ADEQ activities. The agreement discussed all of the “what if” scenarios of the owner for the future, and the owner will pay for them if they occur.

Events since the last meeting include: a prospective purchaser agreement (PPA) was submitted by Cornerstone (new owners), and the final 4<sup>th</sup> quarter 2006 Groundwater monitoring report was submitted. The operation and maintenance (O&M) report was submitted as well as the draft 1<sup>st</sup> quarter 2007 groundwater monitoring report and the O&M report for the that same quarter. Mrs. Edwards Thies stated the cost recovery package is being drafted for Light Rail, and the installation of the SVE system will begin on Monday, June 25, 2007. Mrs. Edwards Thies continued listing the events that have occurred since the last meeting. A well was drilled,

discharge to the SRP canal restarted on April 14, 1<sup>st</sup> quarter sampling was completed, and land and water use studies are being sent to owners and future land and water decision makers.

Mrs. Edwards Thies informed the CAB that for the 1<sup>st</sup> quarter the plant treated 11,030,800 gallons of water and 12.54 lbs of volatile organic compounds (VOCs) were removed. Of the total VOCs removed, 11.40 lbs were tetrachloroethylene (PCE). The influent sample concentrations were summarized, and a chart was presented showing the changes over time.

The early response action (ERA) final stage will begin with the installation of the SVE on Monday June 25, 2007. Remedial investigation notices were also sent out to the owner, operators and transporters of tetrachloroethene (PCE) within the WQARF site. Any owners or operators operating before 1984 did not get a letter. Mrs. Edwards Thies identified everyone who received a letter.

Mrs. Flood displayed for the CAB members the public notice in the Business Gazette and further explained the notification. Mr. Watts asked if these parties are responsible for some share. Mrs. Edwards Thies explained that they are not; they have just been identified as users or producers of the PCE.

Wells CC-12 and CC-13 showed non-detect for contaminants tested for two monitoring events. Well CC-14 did show some BTEX, MTBE and PCE. This well is near the former location of the Wiess Guys Car Wash which has an open leaking underground storage tank (LUST) site due to dry wells. There is no BTEX coming into the treatment system, so it is believed to be diluted between the well and the treatment system.

Mrs. Edwards Thies continued by outlining future work plans. South plume expansion will continue to be determined. Light Rail will determine how many more wells can be drilled. Only one well has been planned for FY08. A SVE system will be installed, and the land and water questionnaire will come in and the results will be compiled. .

Mr. Watts asked how long it would take for the SVE system to be up and running. Mr. Petrus estimated that the system should be up and running around August, which is ahead of schedule.

Mrs. Edwards Thies reported that some drums generated by Four Concerns Environmental are on the property. Four Corners has been asked to remove the drums. They contain soil from when a soil vapor extraction well was drilled, and the generator determines if the soil is hazardous material. The drums were filled in March, and if they are hazardous, the hazardous waste department can inspect them. The drums are hindering the construction of the SVE system. ADEQ may or may not tie the well into the SVE system.

Mr. Morrow asked about how the eastern and northeastern border was established. Mrs. Edwards Thies stated the Exxon Station sampling results and what was dug out at One East Camelback determined the boundary. This was further discussed. Mr. Morrow stated he has seen a proposal for building in this area and was curious. Ms. Pace stated that construction will not affect the remediation if they do not dig very deep. The builder will have to notify ADEQ if they want a perspective purchaser agreement.

#### **4. Discussion and Voting on CAB Application-**

Ms. Flood stated one application was received, and the applicant was called. However, she did not show up at the meeting. Mr. Watts suggested that the CAB table the voting until the new member can attend a meeting. It was seconded by Mr. Morrow and passed.

Ms. Flood read a letter of resignation from Mr. Carm Mohele. Further discussion was held on Mr. Mohele's resignation. The charter states there can not be alternates. Mr. Mohele's resignation will be accepted pending the status on the new application.

Ms. Flood presented Mr. Mohele with a certificate of appreciation for his tenure on the CAB.

**5. CAB Charter Signing-**

Mr. Morrow and Mr. Connell signed the approved updated charter. Signed copies of the charter will be presented to CAB members at the next meeting.

**6. \*Call to the Public -**

Mr. Connell questioned the landscaping that has been destroyed by the Light Rail construction and asked if plans are in the works to replace it. Mrs. Edwards Thies stated there are none until the station is completed, but this topic can be discussed further. Mr. Connell wanted to make sure it will be replaced and asked that landscaping be part of the discussion with Light Rail. It is a very important issue with the CAB.

Ms. Perry stated some landscaping will be come with the station but wanted to make sure there is coordination between ADEQ and Light Rail. Mrs. Edwards Thies stated she will discuss with her management about adding landscaping to the agreement. Mrs. Flood read an e-mail from Amy Bratt from Light Rail offering an update on the status. The CAB requested a landscape plan from Light Rail.

**7. Next Meeting Date and Agenda Discussion -**

The next CAB meeting will be October 29, 2007 at ADEQ starting at 6:00 pm. Agenda topics will include: site update, update on drum removal, SVE system installation update and sampling results, landscaping plan from Light Rail, and CAB application voting.

**6. Adjournment -**

Mr. Morrow moved to adjourn. Ms. Perry seconded the motion. The meeting adjourned at 7:20 p.m.